

MEDICAL/OFFICE SPACE FOR LEASE



18 LOUISA STREET
SUITE 260

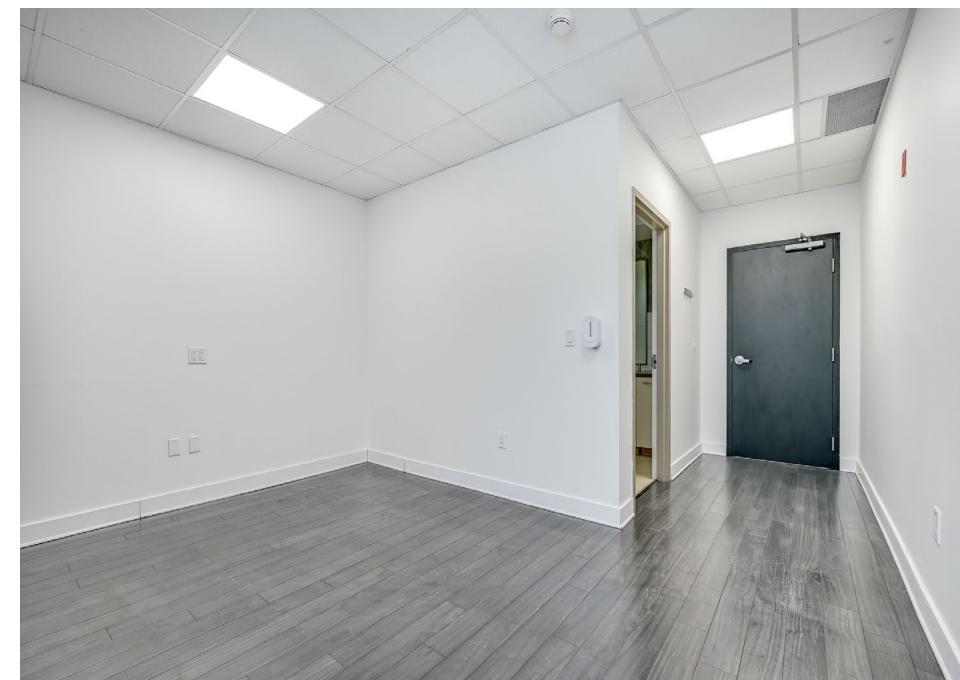
OFFERING SUMMARY

AVAILABILITY	SPACE USE	SIZE	NET RENT	ADDITIONAL RENT
Immediate	Office	334 SF	\$15.00	\$13.05 + utilities (2026 Est.)

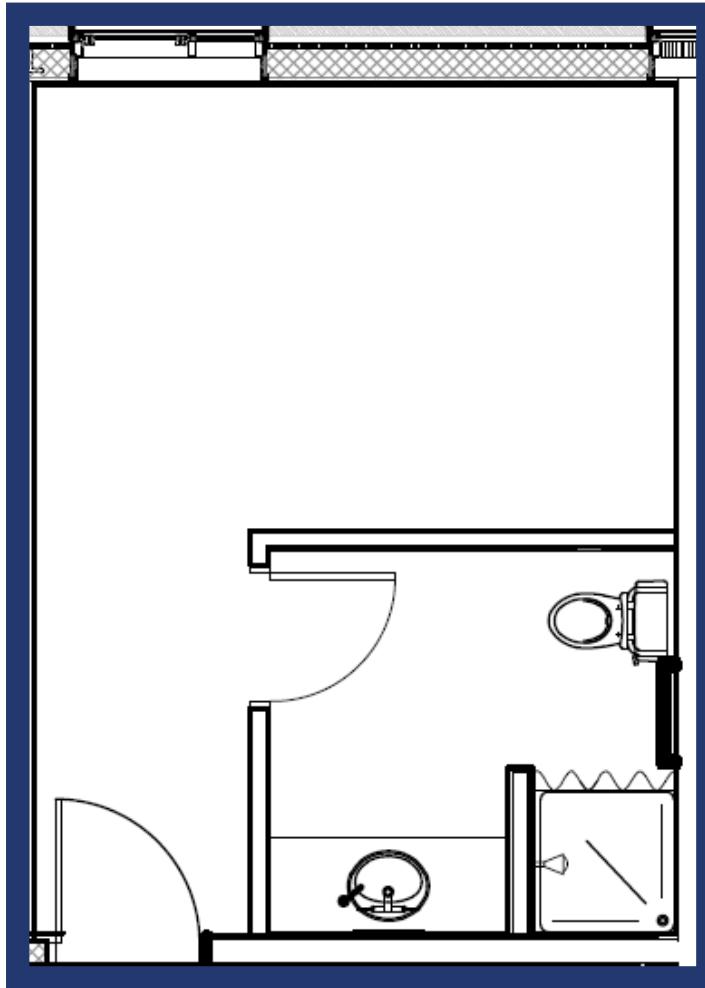
PROPERTY HIGHLIGHTS

- Professionally managed mixed-use building which has recently undergone improvements, including common area and lighting upgrades
- Fully accessible building with elevator access, shared kitchen, showers, and bike racks
- The space is a single office concept with plenty of natural light as well as a private in-suite washroom
- Pylon signage opportunity
- Conveniently located just off HWY 417, steps to Gladstone Avenue and just minutes to downtown Ottawa

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FLOOR PLAN

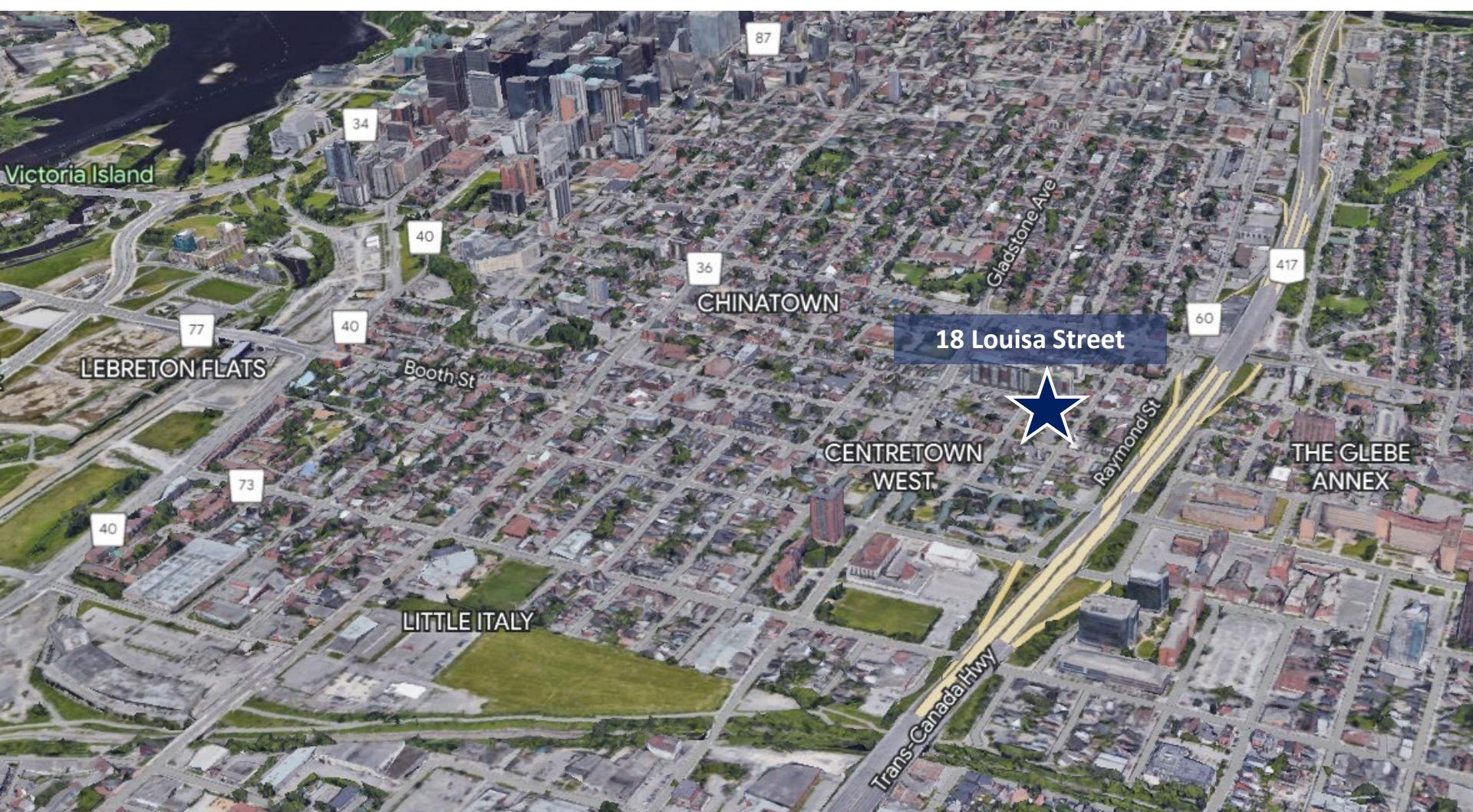


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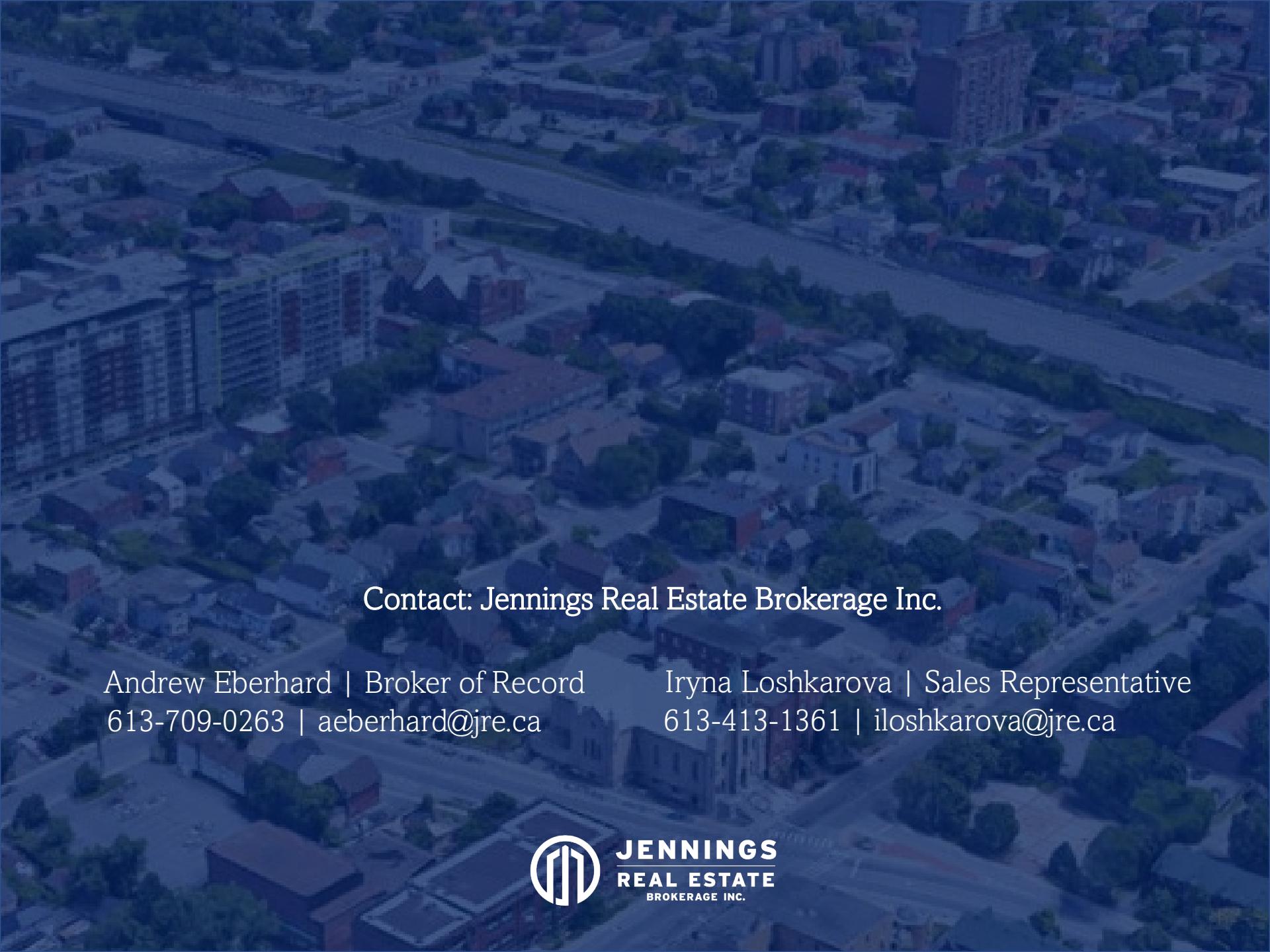


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MAP



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The background of the entire image is a high-angle, aerial photograph of a residential neighborhood. The area is densely packed with houses, apartment complexes, and some larger commercial buildings. The streets are a mix of asphalt and some with green lawns. The overall color palette is dominated by earthy tones like browns, grays, and greens.

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